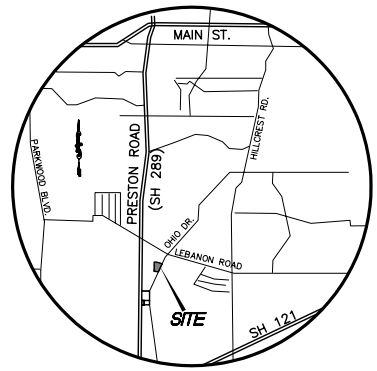
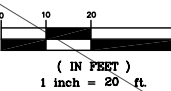


LEGEND

- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING WATER MAIN W/ VALVE
- 725 EXISTING CONTOUR INTERVAL
- EXISTING POWER POLE W/ GUY WIRE
- EXISTING LIGHTPOLE
- PROPOSED PARKING COUNT
- PROPOSED DOMESTIC WATER METER
- PROPOSED IRRIGATION METER
- BFR BARRIER FREE RAMP
- EXISTING CURB INLET
- EXISTING FIRELANE PAVEMENT

GRAPHIC SCALE



LOCATION MAP
NOT TO SCALE

LOT 6 WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM.	METER IRR.	SAN. SERVICE SIZE
1	1.5"	1.5"	X		6"
2	1.5"	1.5"		X	N/A

REGIONAL DETENTION NOTES:

Regional stormwater detention is provided by detention pond 'A' located on Block A, Lot 5 and detention pond 'B' located off-site, near the southeast corner of Block A, Lot 13. Refer to "Regional Detention Construction Plans, SWC Ohio/Lebanon Addition Block A, Lot 5" by DR RANKIN, PLLC, dated 3-16-2006 for pond 'A' design & construction details. Refer to "SWC Ohio/Lebanon Addition Block A, Lot 7" by Jones & Boyd, Inc., as-built dated 3-1-2005 for pond 'B' design & construction details.

BLOCK A, LOT 6 SITE INFORMATION

LAND AREA: 25,206 SF or 0.579 ACRES
 ZONING: C-1
 BUILDING AREA: 4,550 SF
 PROPOSED USE: MUSIC INSTITUTE
 BUILDING HEIGHTS: 35' (1 STORY)
 FLOOR TO AREA: 0.1801 (4,550/25,206)
 LOT COVERAGE: 18.0%
 PARKING REQUIRED: GENERAL OFFICE (1/300 SF) = 16 SPACES
 PARKING PROVIDED: 23 TOTAL, (21 w/ 2 HANDICAP)
 TOTAL IMPERVIOUS SURFACE: 16,939 SF - 67%
 INTERIOR LANDSCAPE REQUIRED: (PARKING X 15 S.F.) 345 SF
 INTERIOR LANDSCAPE PROVIDED: 1,005 SF
 OPEN SPACE REQUIRED: (7% of 25,206 SF) 1,765 SF
 OPEN SPACE PROVIDED: 2,474 SF

City of Frisco Site Plan Notes:

- Any revision to this plan will require City approval and will require revisions to any corresponding plans to avoid conflicts between plans.
- Open storage, where permitted, shall be screened in accordance with the Comprehensive Zoning Ordinance.
- Buildings of 5,000 square feet or greater shall be 100% fire sprinkled. Alternative fire protection measures may be approved by the Fire Department.
- All signage is subject to Building Inspections approval.
- All fences and retaining walls shall be shown on the site plan and are subject to Building Inspection department approval.

~NO PROTECTED TREES EXIST ON PROPERTY~

FINAL SITE PLAN MUSIC INSTITUTE of NORTH TEXAS SWC OHIO / LEBANON ADDITION BLOCK A, LOT 6

CITY OF FRISCO PROJECT #SPFP09-0021

0.58 ACRES OUT OF THE ZACH BURRIS
 SURVEY, ABST. NO. 74
 CITY OF FRISCO
 COLLIN COUNTY, TEXAS

OWNER:
 LAI FAMILY TRUST
 11663 CAPITAN LANE
 FRISCO, TEXAS 75034
 (214) 705-7507
 (972) 377-8699 FAX

SURVEYOR:
 AJ BEDFORD GROUP, INC
 4222 ROSEHILL ROAD
 SUITE 2
 GARLAND, TEXAS 75043
 (972) 240-5599

CIVIL ENGINEER:
 DR RANKIN, PLLC
 2321 DAYBREAK TRAIL
 PLANO, TEXAS 75093
 (972) 733-0683
 TBPE FIRM #8838

LANDSCAPE ARCHITECT:
 INCON-TROL CORP
 410 INTERCHANGE STREET
 MCKINNEY, TEXAS 75071
 (214) 733 8828
 FAX 544 9555

First Submittal 10-26-09
 Revised 11-05-09

SITE NOTES:

- NO PROTECTED TREES EXIST ON PROPERTY
- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY
- ALL MECHANICAL EQUIPMENT SHALL BE SCREENED.
- ALL PARKING STALLS CONSTRUCTED TO 18" DEPTH REQUIRE 2' OVERHANG CLEAR OF OBSTRUCTIONS.